



6400 El Verde Road, Leon Valley, Texas 78238
Phone: (210) 684-1391 X227 Fax:(210) 509-8288

SUBDIVISION PLATTING/ VACATING/REPLATTING FEES

❑ **ALL SUBMITTALS:**

\$100 + \$5 per Lot; or
\$100 + \$10 per acre (minimum \$200)

❑ **PLAT PROCESSING:**

Residential (\$300)
Commercial (\$500)
Amending (\$100)

❑ **COUNCIL HEARING & CONSIDERATION FEES:**

Vacate & Replat (\$150) -Plat (\$25)

❑ **COUNTY FILING FEE:**

Per Mylar (\$82)

❑ **ENGINEERING REVIEW DEPOSIT**

<u>Valuation of Project</u>	<u>DEPOSIT AMOUNT</u>
\$ 0.00-\$100,000.00	\$ 600.00
\$100,001.00-\$250,000.00	\$ 800.00
\$250,001.00-\$500,000.00	\$1000.00
\$500,001.00-\$or more	\$1500.00

Note: Other fees may be applicable based on the design needs of the proposed site.

Questions about the platting process should be directed to Elizabeth Carol, Director of
Community Development at (210) 684-1391, extension 227 or
E.Carol@LeonValleyTexas.gov

PLATTING /REPLATTING APPLICATION

DEFINITION:

A map, drawn to a scale of 1" = 100', showing actual or planned features such as streets, measurements, size and location of any existing buildings or proposed buildings, location of the lot in relation to abutting streets, and other pertinent information, which is prepared by a licensed engineer or land surveyor.

PURPOSE:

To review for permanent filing, a Final Plat, which is a legal document that provides a unique description of a piece of property by bearings and distances, locates and defines easements, dedicates the necessary right-of-way for streets and alleys, and other related information.

SUBMITTAL REQUIREMENTS:

- A completed Subdivision Application Package submitted to the Community Development Office
- The Final Subdivision Package is to be submitted as specified by the Platting/Replatting Submittal Deadline Sheet (see attached)
- Incomplete submittals will not be accepted or processed
- You are entitled to one (1) pre-application meeting between the City Engineer and Staff

SUBDIVISION APPLICATION PACKAGE (your submittal must consist of the following or it will be deemed incomplete):

- ❑ The Completed Platting/Replatting Application form;
- ❑ Plat/Replat Administrative and Filing Fees;
- ❑ Two (2) folded 18" X 24" prints showing all the required Plat Checklist items;
- ❑ Letter of Authorization from the property owner;
- ❑ Filing Authorization and Variance Form;
- ❑ Back Tax Certificates; and
- ❑ Approved Review Letters (SAWS, CPS Energy, Cable Provider, AT&T, and TXDOT);
- ❑ Certified Mailing List with corresponding map (showing 200' boundary) and adhesive addressed mailing labels indicating the property owners located within 200 feet of the subject site (this item pertains to replats)
- ❑ PDF of entire subdivision documentation

RECORDATION ITEMS FOR (RE)PLAT/ (the following items are required after final review and recommendation of your submittal by Staff and in preparation of the City Council hearing regarding your plat/replat):

- ❑ Three (3) 18" X 24" bluelines with all required signatures with appropriate notarization and stamps/seals
- ❑ Two (2) 18" X 24" mylars with all required signatures with appropriate notarization and stamps/seals
- ❑ One (1) reduced and readable print of the site plan/plat/replat and one (1) digital file.

APPROVAL PROCESS

- Staff review of the Subdivision Application Package(minimum of 10 working days);
- Resolution of all official review comments by applicant and resubmittal of plat/replat recordation items no later than 15 working days prior to the requested City Council hearing;
- If required, publication of public hearing by the official City newspaper and notification mailed to adjacent property owners within 200 feet of the subject tract (minimum of 15 days prior to the City Council meeting date;
- City Council public hearing and review of the plat/replat for rendering of approval or disapproval. City Council meetings are held the 1st and 3rd Tuesday of each month (see dates on deadline sheet);
- If City Council approves the plat/replat it is recorded with the Bexar County Clerk

NOTE: The following are the scheduled meetings of the Leon Valley City Council. The Council meets every 1st and 3rd Tuesday of each month at 7pm, in City Council Chambers.

*****Please allow at least 30-45 days for the processing and completion of your request*****

LETTER OF AUTHORIZATION

Date: _____

To Whom it May Concern:

This letter authorizes _____
to prepare and submit the enclosed _____ on Lot(s) _____, Block _____,
Block _____, CB _____, Subdivision _____,
located at _____.

I/We, _____, the owner(s) of the aforementioned
property, authorize the submitted request to be recorded in the Bexar County
Deed and Plat Records.

Sincerely,

Signature of Property Owner

Signature of Property Owner

Printed Name of Property Owner

Printed Name of Property Owner

Address

Address

City, State, Zip Code

City, State, Zip Code

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on
this day personally appeared _____ known to me to be the person whose
signature is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND and SEAL OF OFFICE this the ____ day of _____, 20____.

Notary Public, Bexar County, Texas

DATE: _____

Office Use Only
Case Number: _____
Staff Initials: _____

PLATTING APPLICATION FORM

NAME OF SUBDIVISION: _____

LEGAL DESCRIPTION: Lot(s) _____, Block _____, CB _____

ENGINEER/SURVEYOR NAME: _____

ENGINEER/SURVEYOR ADDRESS: _____

ENGINEER/SURVEYOR CONTACT PERSON: _____

PHONE NO: () _____ FAX NUMBER: () _____

CELL PHONE: () _____ EMAIL: _____

OWNER NAME: _____

OWNER ADDRESS: _____

EMAIL: _____

OWNER PHONE NO: () _____

SIGNATURE OF APPLICANT: _____

PRINTED NAME OF APPLICANT: _____

Office Use Only
Case Number: _____
Staff Initials: _____

SUBMITTAL INFORMATION CHECKLIST

(Please Initial Each Item – This indicates that you have read, understand and have submitted all the required information for you application)

Leon Valley City Code, Chapter 10, Subdivision Regulations is available at:
<http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=leonvalleyset>.

	Initials
1. Prepared by a licensed engineer/surveyor	
2. Submitted two (2) 24"X 36" bluelines and digital file	
3. Submitted processing fees and deposit (all fees <u>must</u> be included w/application)	
4. All certificates are included on plat (including City Engineer's Certificate and vacating certificates when appropriate) in accordance with Subdivision Code Section 10.900	
5. Name and address of subdivider and engineer	
6. Name and address of Owner of Record of all real property on plat	
7. Names(s) of contiguous subdivisions and/or unplatted property descriptions	
8. Subdivision boundary lines (use heavy lines and include acreage)	
9. Location and dimensions of recorded contiguous streets, alleys, and easements	
10. Location and dimensions of recorded right-of-ways	
11. Location and description of contiguous properties	
12. Location and description of contiguous park(s)	
13. Location and dimensions of on-site building(s)	
14. Location and dimensions of existing on-site utilities	
15. Location and dimensions of existing on-site parking areas	
16. Location and dimensions of other existing improvements	
17. Location, description, and dimensions of proposed streets and/or alleys	
18. Location, description, and dimensions of proposed park(s)	
19. Location, description, and dimensions of proposed public area(s)	
20. Location, description, and dimensions of proposed easement(s)	
21. Location, description, and dimensions of proposed block(s)	
22. Location, description, and dimensions of proposed lot(s)	
23. Location, description, and dimensions of other proposed site(s) in Subdivision	
24. Date of preparation, scale of map (1"-100'), and North arrow	
25. Topographical information including contour lines on a basis of five (5) vertical feet with an average slope of five (5) percent or more, and on basis of two (2) vertical feet with an average slope of less than five (5) percent	

SUBMITTAL INFORMATION CHECKLIST-page 2

(Please Initial Each Item – This indicates that you have read, understand and have submitted all the required information for you application)

Initials

26. Number to identify each lot and block (coordination with Development Office and County Clerk)	
27. Front building setback of all lines and sites (see Chapter 14 Zoning Ordinance, for setback requirements)	
28. Side yard setbacks at street and sidewalk intersections	
29. Location map provided to a scale of not more than 4,000 feet per inch	
30. Master plan of all developer's property, if subdivision is part of a larger tract (scale not more than 400ft. = 1 inch) To include: (a) existing and proposed subdivisions, streets, lots, parks, drainage easements and right-of-ways, (b) location of city limit line and zoning boundaries, and (c) general drainage plan	
31. Location of city limit line	
32. General drainage plans with flow line of existing water course	
33. Any existing drainage structures and ultimate destination of water	
34. All plat document verbiage, signature lines, certification, etc...	
35. Letter of authorization from property owner(s) for agent or applicant (see City form letter)	
36. Three (3) copies of plans and specifications for the following: (a) Water, (b) Sewer, (c) Streets, (d) Sidewalks, (e) Drainage w/calculations	
37. Cost estimates for all of the items indicated in #36 of the checklist based on current market standards and include a fifteen percent (15%) contingency	
38. Utility map	
39. Back Tax Certificates showing taxes paid through last year	
40. Review comments for the following: CPS Energy/Grey Forest, Cable Provider, AT&T Telephone, and SAWS. NOTE: Deliver a review form with a copy of the proposed plat to each of the utility companies that will service the property or that have any easements on the property (see City form letter)	
41. Once all revisions are made applicant/agent is to provide: Two (2) mylars, two (2) bluelines and one (1) digital file.	
42. Performance Guarantee in the form of: Performance Bond, Trust Agreement, Irrevocable Letter of Credit, Cashier's Check, or Cash to cover all costs associated with public improvements construction must be submitted before a plat can be filed	

*****VARIANCES*****

If a variance to the Subdivision Code is being sought on an item which requires construction plans, cost estimates and performance guarantees and the variance request is denied by the City Council failure to provide the required items in advance may delay action on the plat or may cause the plat to be denied.

OWNER FILING AUTHORIZATION & VARIANCE REQUEST FORM

Date: _____

RE: _____ Type of Plat: _____
Name of Proposed Subdivision

LEGAL DESCRIPTION: _____
Lot, Block, and County Block

I am the owner of the referenced property and I hereby authorize the City of Leon Valley to file the above noted plat with the Bexar County Clerk's Office.

I understand that no plat can or will be filed with the County Clerk's Office unless and until said plat is in "substantial conformance" with all items required by the Leon Valley Subdivision Code.

The following items required by the Leon Valley Subdivision Code have NOT been provided by me as required, and I request that:

1. A **variance** be granted to the following required items (type/print "NONE" if no variances are being requested):
 - a. _____
 - b. _____
 - c. _____
 - d. _____

2. The Plat be approved **subject to the condition** that I provide the following items **no later than 30 days** from the date of City Council's conditional approval (type/print "NONE" if you do NOT have a conditional request):
 - a. _____
 - b. _____
 - c. _____
 - d. _____

OWNER FILING AUTHORIZATION & VARIANCE REQUEST FORM-Page 2

I understand that if the variance(s) which have been requested are not granted by the City Council the plat may be denied or conditionally approved subject to submittal of the required items to the City within a period of no longer than 30 days.

I understand that this request for conditional City Council approval is a courtesy extended to subdividers for the purpose of expediting plats which have MINOR deficiencies. I/We recognize that this courtesy may NOT be extended in cases where MAJOR deficiencies exist.

Furthermore, I understand that if the item(s) listed in Section #2 of this form are not provided within the required time period then the plat request is DISAPPROVED and any subsequent plat request must be resubmitted to the City.

Sincerely,

Signature

Address

Printed Name

City, State, Zip Code

Title

(____)_____
Phone Number

SWORN TO and **SUBSCRIBED** before me this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

Note: If an individual or agency is acting on behalf of the property owner(s) then a signed notarized letter authorizing such individual or agency to act on his/her/their behalf must accompany this letter.

Office Use Only
Plat Case #: _____
Date Received: _____

UTILITY COMPANY REVIEW FORM

TO: _____ FROM: _____

Attn: _____ Attn: _____

SUBJECT: REQUEST FOR REVIEW OF A PROPOSED SUBDIVISION PLAT

SUBDIVISION: _____

LEGAL DESCRIPTION: Lot _____ Block _____ CB _____

City of Leon Valley
Community Development
Attention: Elizabeth Carol, Director
6400 El Verde Road, Leon Valley, TX 78238
Phone: (210) 684-1391 X227
Fax: (210) 509-8288

You timely review of this plat is appreciated.

Please place a check mark next to one of the items listed below.

_____ I recommend APPROVAL of this plat.

_____ I do NOT recommend approval of this plat.

On _____ I notified the applicant or
his/her agent of the necessary changes to remove
this objection.

Other
Comments: _____

Signature

Printed Name

Date

Title